

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey S. Shinbrot, Esquire (155486) JEFFREY S. SHINBROT, APLC 8200 Wilshire Blvd., Suite 400 Beverly Hills, CA 90211 (310)659-5444 (310)878-8304 Fax jeffrey@shinbrotfirm.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors-in-Possession	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: CAPRI COAST CAPITAL, INC., HAMPTON HEIGHTS, INC., RAVELLO VENTURES, INC., AMALFI ASSET, INC., Chapter 11 Debtors. Debtor(s).	CASE NO.: 1:17-bk-11136-VK CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/29/2018	Time: 2:00 pm
Location: Courtroom 301, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/15/2018

Description of property to be sold:

All assets (except cash/cash equivalents and causes of action) of 4 Massage Envy locations, including assignment of franchise agreements, customer lists, all of the machinery, furniture, fixtures. The sale is "as is, where is" without representation and/or warranty of merchantability or fitness for any particular purpose. Contact Debtors' Counsel for Details: Jeffrey S. Shinbrot, APLC (310) 659-5444.

Terms and conditions of sale:

All Cash, As Is, Where Is, no representations nor warranties, must receive prior approval from Massage Envy Franchising, closing within 2 days of court approval

Proposed sale price: \$ 906,017.00

Overbid procedure (if any): Proposed procedures are as follows:

First-overbid shall be \$916,017.00, if a Qualified Bidder is procured by a source without a broker then the first over-bid shall be \$825,415.00, all bids will be evaluated at net dollars to the Bankruptcy Estates.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

March 29, 2018. at 2:00 p.m,
United States Bankruptcy Court
Courtroom 301
21041 Burbank Blvd.,
Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jeffrey S. Shinbrot, Esquire
JEFFREY S. SHINBROT, APLC
8200 Wilshire Blvd., Suite 400
Beverly Hills, CA 90211
(310)659-5444
(310)878-8304 Fax
jeffrey@shinbrotfirm.com

Date: 03/01/2018

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

8200 Wilshire Blvd., Suite 400
Los Angeles, CA 90211

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**: will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

X 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 3/1/2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Katherine Bunker kate.bunker@usdoj.gov
- Russell Clementson russell.clementson@usdoj.gov
- Eric D Goldberg eric.goldberg@dlapiper.com, toyia.ellis@dlapiper.com;eric-goldberg-1103@ecf.pacerpro.com
- Glenn C Kelble gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com
- Lewis R Landau Lew@Landaunet.com
- David M Reeder dmr@vrmlaw.com, jle@vrmlaw.com
- Allan D Sarver ADS@asarverlaw.com
- Jeffrey S Shinbrot jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- Thomas B Ure tbuesq@aol.com, ThomasUre@aol.com
-

X 2. SERVED BY UNITED STATES MAIL: On (*date*) 3/1/2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

X 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 2/7/2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Victoria S. Kaufman (Via Attorney Service)
U.S. Bankruptcy Court
21041 Burbank Boulevard, bin for each Judge on 1st Floor
Woodland Hills, CA 91367

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

3/1/2018
Date

Sandra Rodriguez
Printed Name

/s/Sandra Rodriguez
Signature

Erika Rice, on behalf of Debtors
Amalfi Assets, Inc.
Capri Coast Capital, Inc.
Hampton Heights Inc.
Ravello Ventures Inc.
23679 Calabasas Rd., #941
Calabasas, CA 91302-1502

Creditors

Valencia Marketplace I LLC
Law Offices of Allan D. Sarver
16000 Ventura Blvd Suite 1000
Encino, CA 91436-2762

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LLC
Steve Moaven|433 North Camden
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REDWOOD CITY CA 94063-1578

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28720 ROADSIDE DRIVE, STE 345
AGOURA HILLS CA 91301-4581

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Louisville KY, 40290-1037

California Department of Tax and
Fee Admin
Special Ops, MIC:55
PO Box 942879
Sacramento, CA 94279-0055

California Employment Development
Dept.
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280-0001

California State Board of
Equalization
Special Procedures Section, MIC
55
PO Box 942879
Sacramento, CA 94279-0055

Charles Dunn Real Estate Services
|800 W 6th Street Ste 600
Los Angeles, CA 90017-2709

Chase
Attention: Bankruptcy Department
P.O. Box 15298
Wilmington, DE 19850-5298

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Department of the Treasury
Internal Revenue Service
Centralized Insolvency Operation
P.O. Box 7346
Philadelphia, PA 19101-7346

Discover Bank
DFS Services, LLC
P.O. Box 3025
New Albany, OH 43054-3025

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P O Box 600
Rosemead, CA 91770-0600

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6 Hughes, Suite 205
Irvine, CA 92618

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15670 Castelewoods Dr
Sherman Oaks, CA 91403-4805

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

FRONTIER COMMUNICATIONS
2001 Broadway
Santa Monica, CA 90404-2909

Financial Agent Services
PO Box 2576
Springfield IL 62708-2576

Franchise Tax Board
Attention: Bankruptcy
PO Box 2952
Sacramento, CA 95812-2952

Global Capital Professional
Service
12519 S. Crenshaw Blvd
Hawthorne, CA 90250-3302

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Stevenson Ranch, CA 91381-1707

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Los Angeles, CA 90025-3341

Lewis R Landau
22287 Mulholland Hwy., # 318
Calabasas, CA 91302-5157

Potential Buyer

Monica Kim, JD, MBA
North Family Office
1901 Avenue of the Stars Suite
200
Los Angeles, CA 90067

Landlord/lessor

14652 8 Ventures, LLC
c/o Mr. Row Zadeh, Manager
15670 Castlewoods Drive
Sherman Oaks, CA 91403

Beauchamp Family, LLC
c/o Mark Larson, Director of Real
Estate
10700 Santa Monica Blvd., Suite
215
Los Angeles, CA 90025